



# MARION ROAD RETAIL

## Former Smallcakes Space

### Retail Kitchen Space For Lease



2400 South Marion Road, Suite 130  
Sioux Falls, SD 57106



#### size

1,875 sqft



#### price

\$18.50 per foot NNN  
(Estimated NNN is \$7.05)



#### traffic

West 26th Street:  
24,200 cars per day  
Marion Road:  
14,200 cars per day



#### layout

This built-out kitchen space features a retail counter, open space for dine-in customers, polished concrete floors. Spacious kitchen with room for coolers, ovens, sinks and prep space. Backroom includes office (with window) and public restrooms.



#### location

New retail building situated on Marion Road, on the west side of the Lake Lorraine Lifestyle Center. Lake Lorraine is one of the fastest growing mixed-use developments in South Dakota, including a mix of national and local retailers, offices, medical buildings and condos.



#### co-tenancy

HyVee, Avera Health, Verizon, Anytime Fitness, Love Marlow Boutique, Capriotti's Sandwich Shop, Sandbar and Grill, Hobby Lobby, Dave & Buster's, Homegoods, Marshalls, Kirkland's, Moe's Home Collection, A Perfect 10, Child's Play Toys, Apricot Lane, and Lowe's

Information deemed reliable but not guaranteed.

Co-listed with Mike Van Buskirk



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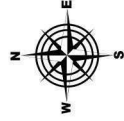


# AREA RETAIL MAP





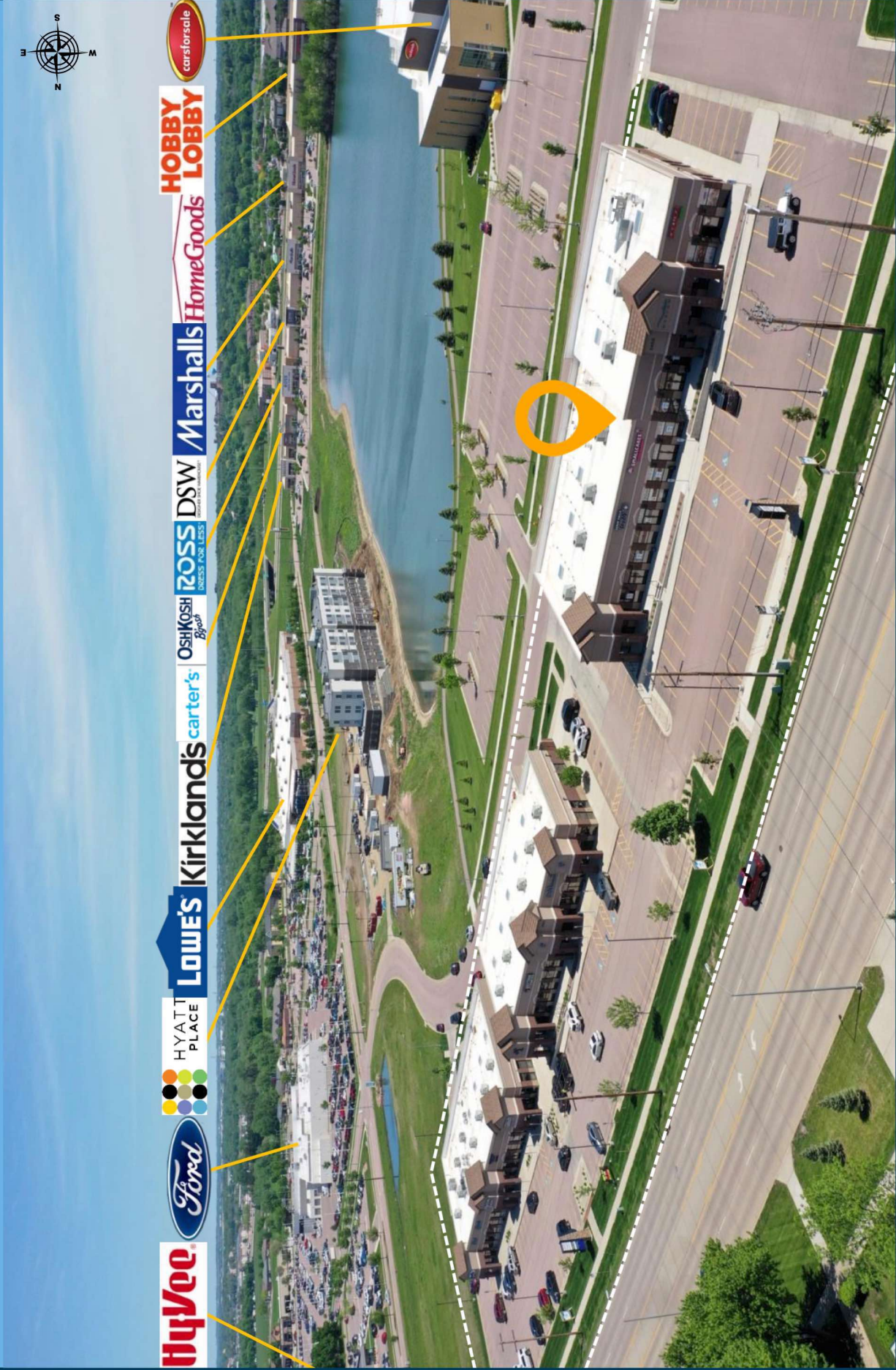
# LAKE LORRAINE OVERVIEW



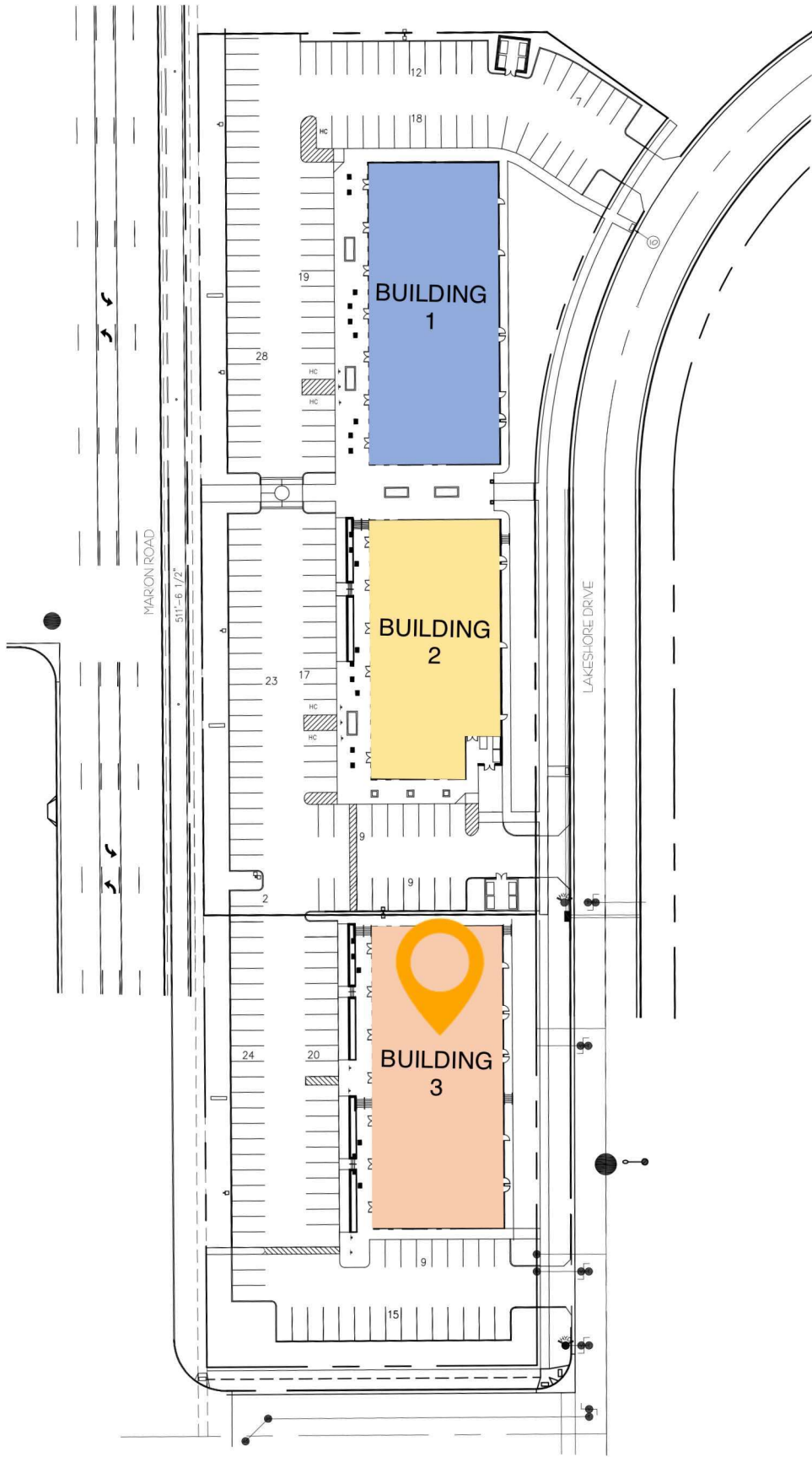

**Lake Lorraine**  
 — sioux falls —



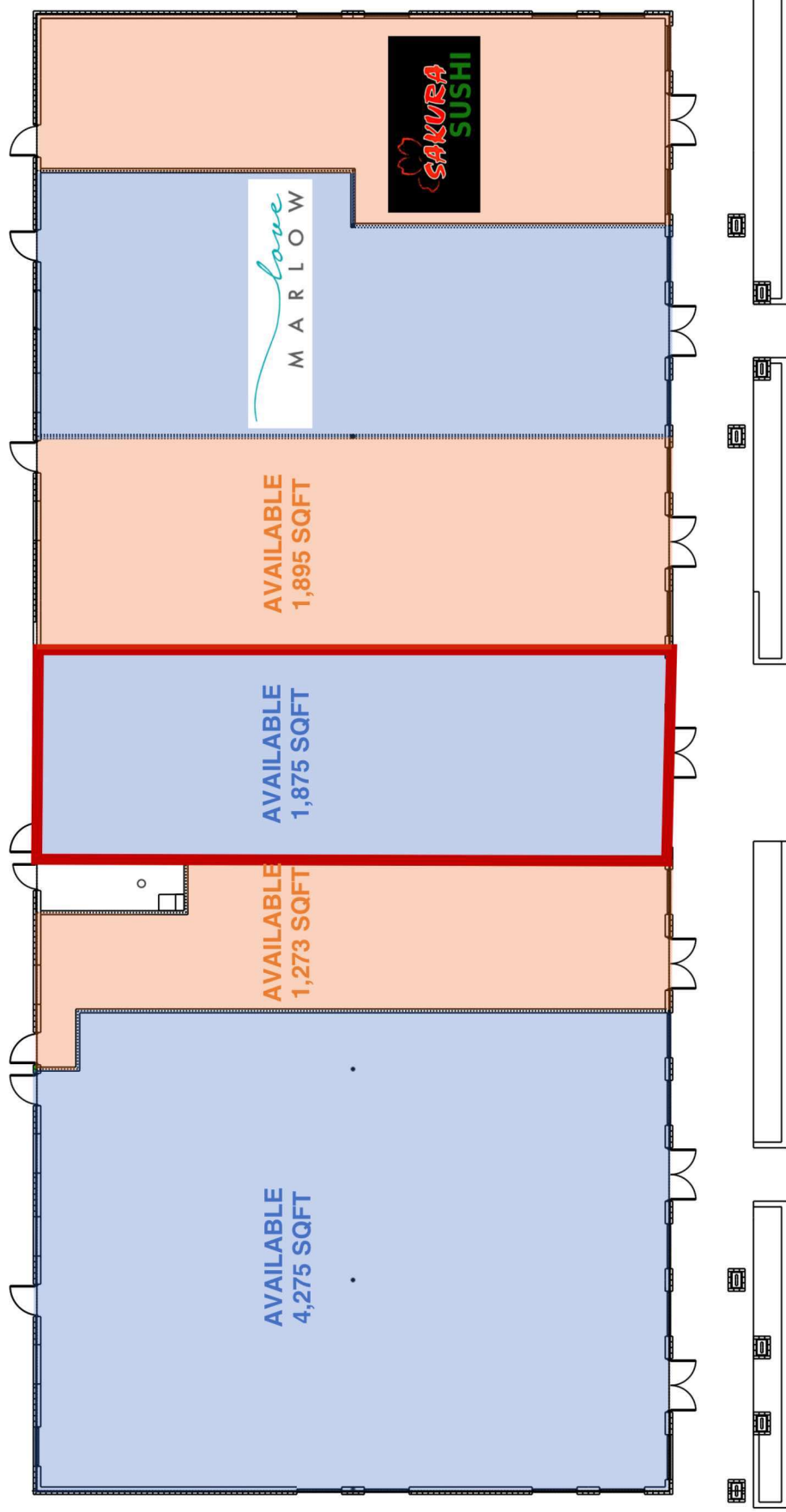
# SITE OVERVIEW



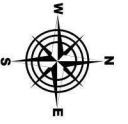
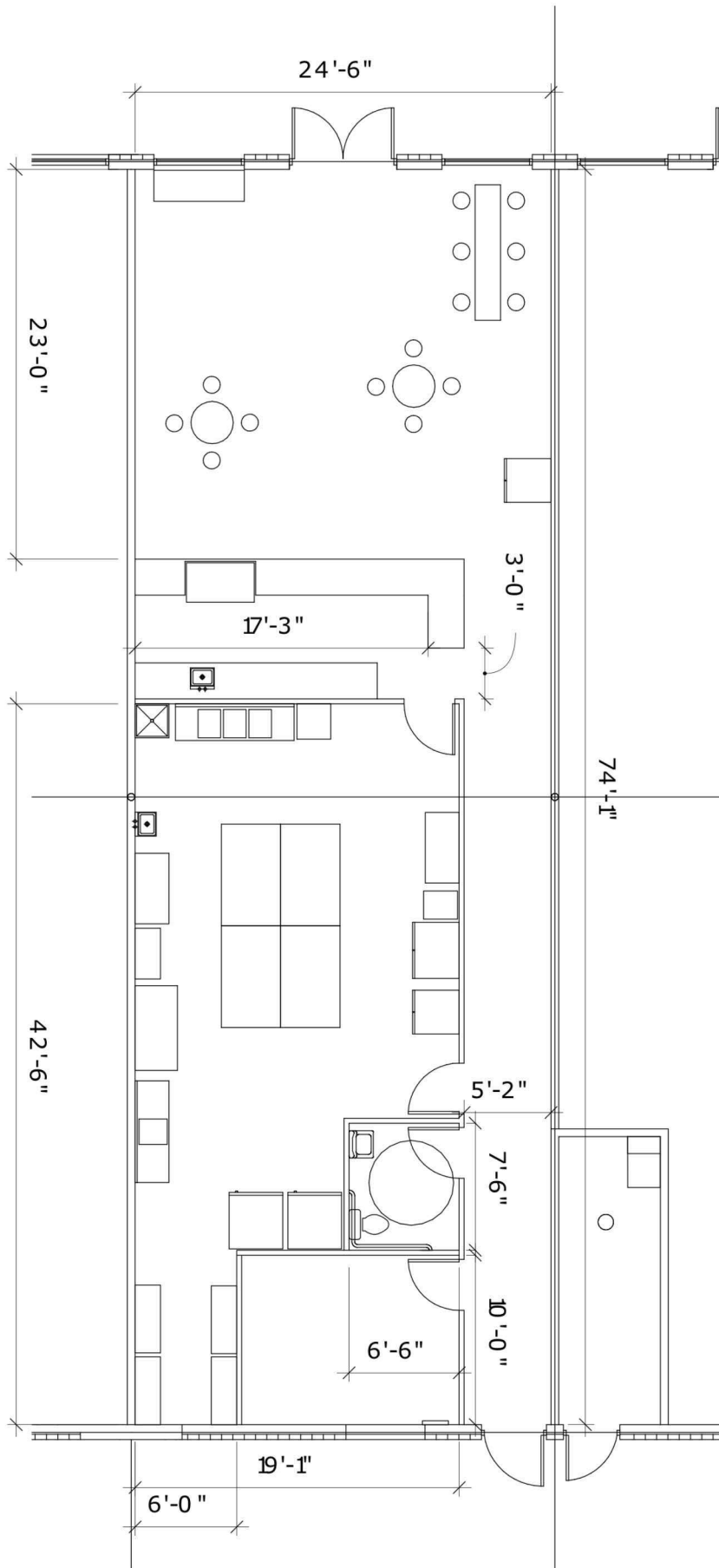
# SITE PLAN



# FLOOR PLAN



# "AS-BUILT" FLOOR PLAN





PROPERTY PHOTOS

